



2 THE OLD SCHOOL HOUSE, THE DOWNS

Dunmow, CM6 1GZ

£475,000



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- Unique Historic Conversion
- Formally a School dating from 1844
- 3 Good Sized Bedrooms with Master En-Suite
- Character Features
- Gas Central Heating and Double Glazed
- Ground Floor Cloakroom
- Kitchen/Dining Room
- Garage and Communal Store Room and Area





Property Description

THE PROPERTY

Unique conversion of a former school dating from 1844. This wonderful character home benefits from spacious accommodation which includes three bedrooms and two bathrooms. This property situated in a conservation area has a scenic walk into Dunmow's bustling market town.

THE LOCATION

The Old School Houses are ideally situated for the market town of Great Dunmow which offers a comprehensive range of amenities such as restaurants, pubs, boutique shops and leisure facilities.

The larger town of Bishop's Stortford is 9 miles away which offers a more comprehensive range of leisure and shopping facilities as well as mainline rail services to London Liverpool Street and Cambridge.

Bishop's Stortford - 9 miles (38 minutes to London Liverpool Street), Chelmsford - 14 miles, Stansted Airport - 5 miles (all times and distances are approximate).

Ground Floor

Entrance Hall

Window to front, radiator, wooden flooring, telephone point, stairs to the first floor, two useful storage cupboards. Doors

to:

WC

Fitted with two piece suite comprising pedestal wash hand basin and close coupled WC and tiled splash back.

Lounge 4.55m (14'11") x 4.11m (13'6")

Double glazed lead effect window to front, radiator, wooden flooring, telephone point, TV point, wall light(s), door to:

Kitchen/Dining Room

7.98m (26'2") x 3.09m (10'2")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, under-unit lights, wall mounted gas radiator heating boiler serving heating system and domestic hot water, built-in

integrated fridge/freezer, plumbing for washing machine and dishwasher, fitted electric double oven with built-in four ring gas hob with extractor hood over, double glazed lead effect window to rear, two radiators, telephone point, 'French' doors to the garden.

First Floor

Landing

Storage cupboard housing hot water cylinder, radiator, access to loft space, doors to:

Bedroom 1 4.72m (15'6") x 4.31m (14'2")

Two double glazed lead effect window to rear, radiator, door to:

En-suite

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC, tiled splash backs, heated towel rail, extractor fan.

Bedroom 2 4.72m (15'6") x 2.89m (9'6")

Double glazed lead effect window to front, radiator.

Bedroom 3 3.16m (10'4") x 3.09m (10'2")

Double glazed lead effect window to rear, radiator.

Bathroom

Fitted with a three piece suite comprising paneled bath, pedestal wash hand basin and close coupled WC, tiled splash backs, heated towel rail, extractor fan, shaver point, 'Velux' window to front, ceramic tiled flooring.

OUTSIDE

The property has an attractive rear garden which benefits from an extensive patio area and is well stocked with flower and shrub borders.

The property also has a garage which allows off street parking and an additional shared brick storage room and further open storage area also shared with the other two 'Old School House' properties.





COUNCIL TAX BAND

Tax band

TENURE

Freehold

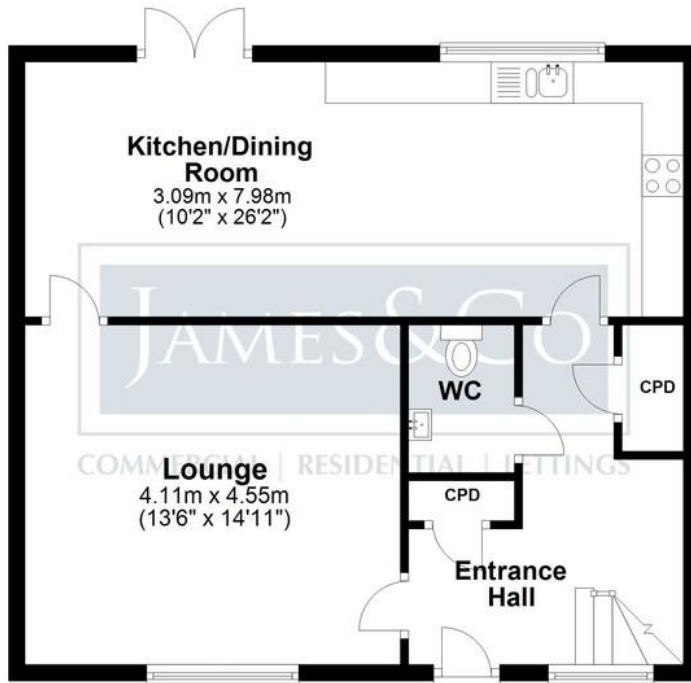
LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Ground Floor

Approx. 58.2 sq. metres (627.0 sq. feet)



First Floor

Approx. 58.2 sq. metres (627.0 sq. feet)



Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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